

**AGREEMENT BETWEEN
THE CITY OF CHICAGO
AND THE CHICAGO PARK DISTRICT
DUNBAR PARK**

This Agreement is made this 5th day of February, 2010 (the "Closing Date"), under authority granted by Article VII, Section 10 of the 1970 Constitution of the State of Illinois, by and between the City of Chicago (the "City"), an Illinois municipal corporation, by and through its Department of Zoning and Land Use Planning ("Zoning"); and the Chicago Park District (the "Park District"), an Illinois municipal corporation. The Park District and the City are sometimes referred to herein as the "Parties."

RECITALS

A. The City is a home rule unit of government under Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs.

B. The Park District is a unit of local government under Article VII, Section 1 of the 1970 Constitution of the State of Illinois, and as such, has the authority to exercise control over and supervise the operation of all parks within the corporate limits of the City.

C. The Park District seeks reimbursement of funds expended for the rehabilitation of and improvements made to Dunbar Park (the "Project"), a 20 acre park located at 300 E. 31st Street and legally described in Exhibit A (the "Property").

D. The Park District owns the Property.

E. The Property lies wholly within the boundaries of the Bronzeville Redevelopment Area (as hereinafter defined).

F. The City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the "Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects.

G. In accordance with the provisions of the Act, pursuant to ordinances adopted on November 4, 1998, published in the Journal of Proceedings for said date at pages 80644 to 80778, and amended from time to time, the City Council: (i) approved and adopted a redevelopment plan and project for a portion of the City known as the "Bronzeville Redevelopment Project Area" (the "Plan"); (ii) designated the Bronzeville Redevelopment Area as a "redevelopment project area"; and (iii) adopted tax increment allocation financing for the Bronzeville Redevelopment Area (collectively, the "Bronzeville Ordinances").

H. Under 65 ILCS 5/11-74.4-3(q)(7), such incremental ad valorem taxes which pursuant to the Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used to pay all or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project, to the extent the municipality by

written agreement accepts and approves such costs. (Increment collected from the Bronzeville Redevelopment Project Area shall be known as the "Bronzeville Increment").

I. Zoning wishes to make available to the Park District a portion of the Bronzeville Increment in an amount not to exceed a total of \$1,000,000 (the "TIF Assistance"), subject to Section 2.6, for the purpose of funding the Project (the "TIF-Funded Improvements") in the Bronzeville Redevelopment Area to the extent and in the manner provided in the Agreement (as hereinafter defined).

J. The Plan contemplates that tax increment financing assistance would be provided for public improvements, such as the Project, within the boundaries of the Bronzeville Redevelopment Area.

K. The Park District is a taxing district under the Act.

L. In accordance with the Act, the TIF-Funded Improvements shall include such of the Park District's capital costs necessarily incurred or to be incurred in furtherance of the objectives of the Plan, and the City has found that the TIF-Funded Improvements consist of the cost of the Park District's capital improvements that are necessary and directly result from the redevelopment project constituting the Project and, therefore, constitute "taxing districts' capital costs" as defined in Section 5/11-74.4-3(u) of the Act.

M. The City and the Park District wish to enter into this Agreement whereby the Park District shall undertake the Project and the City shall reimburse the Park District for the TIF-Funded Improvements made pursuant to the Project.

N. On July 29, 2009, the City Council adopted an ordinance published in the Journal of Proceedings for said date at pages 66659 to 66680, (the "Authorizing Ordinance"), among other things, authorizing the execution of this Agreement.

O. On April 9, 2008, the Park District's Board of Commissioners passed a Resolution expressing its desire to cooperate with the City in the completion of the Project and authorizing the execution of this Agreement (the "Park District Ordinance").

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the above recitals which are made a contractual part of this Agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

TERMS AND CONDITIONS

SECTION 1. THE PROJECT.

1.1. [INTENTIONALLY OMITTED – relating to the acquisition/conveyance of property]

1.2. No later than 18 months from the Closing Date, or later as the Commissioner of Zoning (the "Commissioner") may agree in writing, the Park District shall let one or more contracts for the Project in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to

or affecting the Project or the Park District as related thereto.

1.3. The plans and specifications for the Project (the "Plans and Specifications") shall at a minimum meet or shall have met the general requirements set forth in Exhibit B hereof and shall be provided to the City by the Park District prior to the disbursement of the TIF Assistance. No material deviation from the Plans and Specifications may be made without the prior written approval of the City. The Park District shall comply with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

1.4. The Park District shall also provide the City with copies of all governmental licenses and permits required to construct the Project and to use, occupy, and operate the Property as a public park from all appropriate governmental authorities, including evidence that the Property is appropriately zoned to be used, occupied, and operated as a public park.

1.5. The Park District shall include a certification of compliance with the requirements of Sections 1.2, 1.3, and 1.4 hereof with the request for the TIF Assistance hereunder at the time the Project is completed and prior to the disbursement of the TIF Assistance. The City shall be entitled to rely on this certification without further inquiry. Upon the City's request, the Park District shall provide evidence satisfactory to the City of such compliance.

SECTION 2. FUNDING

2.1. The City shall, subject to the Park District's satisfaction of the conditions precedent for disbursement described in this Section 2 and such other conditions contained in this Agreement, disburse the TIF Assistance to the Park District.

2.2. The City shall establish a special account within the Bronzeville Redevelopment Project Area Special Tax Allocation Fund; such special account is or shall be known as the "Dunbar Park Account." Disbursement of TIF Assistance will be subject to the availability of Bronzeville Increment in the Dunbar Park Account, subject to all restrictions on and obligations of the City contained in all Bronzeville Ordinances, or relating to the Bronzeville Increment and all agreements and other documents entered into by the City pursuant thereto.

2.3. Within 30 days after the Closing Date or such longer period of time as may be agreed to by the Commissioner, but in no event later than 90 days after the execution of this Agreement (the "Satisfaction Period"), the Park District must satisfy to the reasonable satisfaction of the Commissioner, the following conditions precedent for City's disbursement of the TIF Assistance to the Park District:

2.3.1. the Park District has satisfactory title to the Property, which may be evidenced by an acceptable title insurance policy, subject only to those title exceptions acceptable to the City and the Park District; and

2.3.2. [Intentionally Omitted – relating to title imperfections]

2.3.3. the Park District has satisfied the conditions stated in this Section 2.3 within the Satisfaction Period. If the Park District is unable to satisfy said conditions, either Party may terminate this Agreement by providing written notice to the other Party.

2.4. The Park District may request that a certificate(s) of expenditure in the form of Exhibit D hereto ("Certificates of Expenditure") be processed and executed periodically, but in no event more frequently than quarterly. The City shall not execute Certificates of Expenditure in the aggregate in excess of the actual costs of the Project that are TIF-Funded Improvements. Prior to each execution of a Certificate of Expenditure by the City, the Park District shall submit documentation regarding the applicable expenditures to the City. Delivery by the Park District to the City of any request for execution by the City of a Certificate of Expenditure hereunder shall, in addition to the items therein expressly set forth, constitute a certification to the City, as of the date of such request for execution of a Certificate of Expenditure, that:

2.4.1. the total amount of the request for the Certificate of Expenditure represents the actual amount payable to (or paid to) the general contractor, subcontractors, and other parties who have performed work on or otherwise provided goods or services in connection with the Project, and/or their payees;

2.4.2. all amounts shown as previous payments on the current request for a Certificate of Expenditure have been paid to the parties entitled to such payment;

2.4.3 the Park District has approved all work and materials for the current request for a Certificate of Expenditure, and such work and materials conform to the Plans and Specifications; and

2.4.4. the Park District is in compliance with all applicable federal, state and local laws, statutes, ordinances, rules, regulations, codes and executive orders, all as may be in effect from time to time, pertaining to or affecting the Project or the Park District as related thereto.

2.5. The City shall have the right, in its discretion, to require the Park District to submit further documentation as the City may require in order to verify that the matters certified to in Section 2.4 are true and correct, and any execution of a Certificate of Expenditure by the City shall be subject to the City's review and approval of such documentation and its satisfaction that such certifications are true and correct; provided, however, that nothing in this sentence shall be deemed to prevent the City from relying on such certifications by the Park District.

2.6. The current estimate of the cost of the Project is \$2,000,000. The Park District has delivered to the Commissioner a budget for the Project attached as Exhibit C. The Park District certifies that it has identified sources of funds, including the TIF Assistance, sufficient to complete its budgeted portion of the Project. The Park District agrees that the City will reimburse the Park District with the TIF Assistance for the costs of the Project and that all costs of completing the Project over the TIF Assistance shall be the sole responsibility of the Park District. If the Park District at any point does not have sufficient funds to complete the Project, the Park District shall so notify the City in writing, and the Park District may narrow the scope of the Project (the "Revised Project") as agreed with the City in order to complete the Revised Project with the available funds.

2.7. Exhibit C contains a preliminary list of capital improvements, land assembly costs, relocation costs, financing costs, and other costs, if any, recognized by the City as being eligible redevelopment project costs under the Act with respect to the Project, to be paid for out of the TIF Assistance. To the extent the TIF-Funded Improvements are included as taxing district capital costs under the Act, the Park District acknowledges that the TIF-Funded Improvements are costs for

capital improvements and the City acknowledges it has determined that these TIF-Funded Improvements are necessary and directly result from the Plan. Prior to the expenditure of TIF Assistance funds on the Project, the Commissioner, based upon the Project budget, may make such modifications to Exhibit C as he or she wishes in his or her discretion to account for all of the TIF Assistance funds to be expended under this Agreement; provided, however, that all TIF-Funded Improvements shall (i) qualify as redevelopment project costs under the Act, (ii) qualify as eligible costs under the Plan; and (iii) be improvements that the Commissioner has agreed to pay for out of TIF Assistance funds, subject to the terms of this Agreement.

2.8. The Park District hereby acknowledges and agrees that the City's obligations hereunder with respect to the TIF Assistance are subject in every respect to the availability of funds as described in and limited by this Section 2. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for disbursements of the TIF Assistance, then the City will notify the Park District in writing of that occurrence, and the City may terminate this Agreement on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for disbursement under this Agreement are exhausted.

2.9. If the aggregate cost of the Project is less than the amount of the TIF Assistance contemplated by this Agreement, the Park District shall have no claim to the difference between the amount of the TIF Assistance contemplated by this Agreement and the amount of the TIF Assistance actually paid by the City to the Park District and expended by the Park District on the Project.

SECTION 3. TERM.

3.1. The term of this Agreement shall commence on the Closing Date and shall expire on the date on which the Bronzeville Redevelopment Area is no longer in effect, or on the date of termination of this Agreement according to its terms, whichever occurs first.

3.2. [Intentionally Omitted – related to conveyance]

3.3. [Intentionally Omitted – related to conveyance]

3.4. [Intentionally Omitted – related to conveyance]

SECTION 4. ENVIRONMENTAL MATTERS.

4.1. It shall be the responsibility of the Park District, at its sole cost and expense, to investigate and determine the soil and environmental condition of the Property, including obtaining phase I and, if applicable, phase II environmental audits for the Property. The City makes no covenant, representation, or warranty as to the environmental condition of the Property or the suitability of the Property as a park or for any use whatsoever.

4.2. The Park District agrees to carefully inspect the Property prior to commencement of any activity related to the Project to ensure that such activity shall not damage surrounding property, structures, utility lines or any subsurface lines or cables. The Park District shall be solely responsible for the safety and protection of the public. The City reserves the right to inspect the work being done on the Property. The Park District agrees to keep the Property free from all liens and encumbrances arising out of any work performed, materials supplied or obligations incurred by

or for the Park District.

4.3. [Intentionally Omitted – relating to environmental remediation]

SECTION 5. INSURANCE.

5.1. The Park District shall provide and maintain at the Park District's own expense, or cause to be provided during the term of this Agreement, the insurance coverages and requirements specified below, insuring all operations related to this Agreement.

5.1.1. Workers Compensation and Employers Liability. Workers Compensation as prescribed by applicable law covering all employees who are to provide a service under this Agreement and Employers Liability coverage with limits of not less than \$100,000 each accident or illness.

5.1.2. Commercial General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent with limits of not less than \$1,000,000 per occurrence for bodily injury, personal injury, and property damage liability. Coverages shall include the following: All premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement). The City of Chicago is to be named as an additional insured on a primary, non-contributory basis for any liability arising directly or indirectly from the work.

5.1.3. Automobile Liability (Primary and Umbrella). When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the Park District shall provide or cause to be provided, Automobile Liability Insurance with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.

5.1.4. Professional Liability. When any architects, engineers or professional consultants perform work in connection with this Agreement, the Park District shall cause to be provided, Professional Liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than \$1,000,000.

5.1.5. Self Insurance. To the extent permitted by applicable Law, the Park District may self insure for the insurance requirements specified above, it being expressly understood and agreed that, if the Park District does self insure for any such insurance requirements, the Park District must bear all risk of loss for any loss which would otherwise be covered by insurance policies, and the self insurance program must comply with at least such insurance requirements as stipulated above.

5.2. The Park District will furnish the City at the address stated in Section 8.13, original Certificates of Insurance evidencing the required coverage to be in force on the Closing Date, and Renewal Certificates of Insurance, or such similar evidence, if the coverages have an expiration or renewal date occurring during the term of this Agreement. The Park District shall submit evidence of insurance on the City's Insurance Certificate Form or equivalent prior to the Closing Date. The receipt of any certificate does not constitute agreement by the City that the insurance requirements in this Agreement have been fully met or that the insurance policies indicated on the certificate are in

compliance with all Agreement requirements. The failure of the City to obtain certificates or other insurance evidence shall not be deemed to be a waiver by the City.

5.3. The Park District shall advise all insurers of the provisions of this Agreement regarding insurance. Non-conforming insurance shall not relieve the Park District of the obligation to provide insurance as specified herein. Nonfulfillment of the insurance conditions may constitute a violation of this Agreement, and the City retains the right to stop work until proper evidence of insurance is provided, or this Agreement may be terminated.

5.4. The required insurance shall provide for sixty (60) days prior written notice to be given to the City in the event coverage is substantially changed, canceled, or non-renewed.

5.5. Any and all deductibles or self insured retentions on referenced insurance coverages shall be borne by the Park District and its contractors.

5.6. The Park District agrees that insurers shall waive their rights of subrogation against the City, its employees, elected officials, agents, or representatives.

5.7. The Park District expressly understands and agrees that any coverage and limits furnished by the Park District shall in no way limit the Park District's liabilities and responsibilities specified by this Agreement or by law.

5.8. The Park District expressly understands and agrees that any insurance or self insurance programs maintained by the City shall not contribute with insurance provided by the Park District under this Agreement.

5.9. The required insurance shall not be limited by any limitations expressed in the indemnification language herein or any limitation placed on the indemnity therein given as a matter of law.

5.10. The Park District shall require all subcontractors to provide the insurance required herein or the Park District may provide the coverages for subcontractors. All subcontractors shall be subject to the same insurance requirements of the Park District unless otherwise specified herein. In all contracts relating to the Project, the Park District agrees to require the contractor to name the City as an additional insured on insurance coverages and to require the contractor to indemnify the City from all claims, damages, demands, losses, suits, actions, judgments and expenses including but not limited to attorney's fees arising out of or resulting from work on the Project by the contractor or contractor's suppliers, employees, or agents.

5.11. The City's Risk Management Department maintains the right to modify, delete, alter or change these requirements.

SECTION 6. INDEMNITY / NO PERSONAL LIABILITY.

6.1. The Park District agrees to indemnify and hold the City, its officers and employees, harmless from and against any losses, costs, damages, liabilities, claims, suits, actions, causes of action and expenses, including, without limitation, reasonable attorney's fees and court costs suffered or incurred by the City arising from or in connection with (i) the Park District's failure to comply with any of the terms, covenants and conditions contained in this Agreement; or (ii) the Park

District's or any contractor's failure to pay general contractors, subcontractors or materialmen in connection with the Project. The defense and indemnification obligations in this Section 6.1 shall survive any termination or expiration of this Agreement.

6.2. No elected or appointed official or member or employee or agent of the City or the Park District shall be individually or personally liable in connection with this Agreement.

SECTION 7. DEFAULT.

7.1. [Intentionally omitted – relating to title]

7.2. If the Park District, without the City's written consent, fails to complete the Project within ___ months after the date of execution of this Agreement, then the City may terminate this Agreement by providing written notice to the Park District.

7.3. In the event the Park District fails to perform, keep or observe any of its covenants, conditions, promises, agreements or obligations under this Agreement not identified in Section 7.2 and such default is not cured as described in Section 7.4 hereof, the City may terminate this Agreement.

7.4. Prior to termination, the City shall give its notice of intent to terminate 30 days prior to termination at the address specified in Section 8.13 hereof, and shall state the nature of the default. In the event Park District does not cure such default within the 30-day notice period, such termination shall become effective at the end of such period; provided, however, with respect to those defaults which are not capable of being cured within such 30-day period, the Park District shall not be deemed to have committed such default and no termination shall occur if the Park District has commenced to cure the alleged default within such 30-day period and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

7.5. The City may, in any court of competent jurisdiction, by any proceeding at law or in equity, secure the specific performance of the agreements contained herein, or may be awarded damages for failure of performance, or both.

SECTION 8. GENERAL PROVISIONS.

8.1. Authority. Execution of this Agreement by the City is authorized by the Authorizing Ordinance. Execution of this Agreement by the Park District is authorized by the Park District Ordinance. The Parties represent and warrant to each other that they have the authority to enter into this Agreement and perform their obligations hereunder.

8.2. Assignment. This Agreement, or any portion thereof, shall not be assigned by either Party without the prior written consent of the other.

8.3. Compliance with Laws. The Parties agree to comply with all federal, state and local laws, status, ordinances, rules, regulations, codes and executive orders relating to this Agreement.

8.4. Consents. Whenever the consent or approval of one or both Parties to this Agreement is required hereunder, such consent or approval will not be unreasonably withheld.

8.5. Construction of Words. As used in this Agreement, the singular of any word shall include the plural, and vice versa. Masculine, feminine and neuter pronouns shall be fully interchangeable, where the context so requires.

8.6. Counterparts. This Agreement may be executed in several counterparts and by a different Party in separate counterparts, with the same effect as if all Parties had signed the same document. All such counterparts shall be deemed an original, shall be construed together and shall constitute one and the same instrument.

8.7. Further Assurance. The Parties shall perform such acts, execute and deliver such instruments and documents, and do all such other things as may be reasonably necessary to accomplish the transactions contemplated in this Agreement.

8.8. Governing Law and Venue. This Agreement will be governed by and construed in accordance with the internal laws of the State of Illinois, without regard to the principles of conflicts of law thereof. If there is a lawsuit under this Agreement, each Party hereto agrees to submit to the jurisdiction of the courts of Cook County, the State of Illinois.

8.9. Integration. This Agreement constitutes the entire agreement between the Parties, merges all discussions between them and supersedes and replaces any and every other prior or contemporaneous agreement, negotiation, understanding, commitments and writing with respect to such subject matter hereof.

8.10. Parties' Interest/No Third Party Beneficiaries. This Agreement shall be binding upon the Parties, and their respective successors and permitted assigns (as provided herein) and shall inure to the benefit of the Parties, and their respective successors and permitted assigns (as provided herein). This Agreement shall not run to the benefit of, or be enforceable by, any person or entity other than a Party and its successors and permitted assigns. This Agreement should not be deemed to confer upon third parties any remedy, claim, right of reimbursement or other right. Nothing contained in this Agreement, nor any act of the Parties, shall be deemed or construed by any of the Parties hereto or by third parties, to create any relationship of third party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving any of the Parties.

8.11. Modification or Amendment. This Agreement may not be altered, modified or amended except by a written instrument signed by both Parties.

8.12. No Implied Waivers. No waiver by either Party of any breach of any provision of this Agreement will be a waiver of any continuing or succeeding breach of the breached provision, a waiver of the breached provision itself, or a waiver of any right, power or remedy under this Agreement. No notice to, or demand on, either Party in any case will, of itself, entitle that Party to any further notice or demand in similar or other circumstances.

8.13. Notices. Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth below, by any of the following means: (a) personal service; (b) electronic communications, whether by telex, telegram, facsimile (fax); (c) overnight courier or (d) registered or certified first class mail, return receipt requested.

To the City: City of Chicago
Department of Zoning and Land Use Planning
Attention: Commissioner
City Hall, Room 1101
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (Fax)

With copies to: City of Chicago
Department of Law
Attention: Finance and Economic Development
Division
City Hall, Room 600
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-0200
(312) 744-8538 (Fax)

To the Park District: Chicago Park District
Attention: General Superintendent
541 North Fairbanks
Chicago, Illinois 60611
(312) 742-4200
(312) 742-5726 (Fax)

With copies to: Chicago Park District
General Counsel
541 North Fairbanks
Chicago, Illinois 60611
(312) 742-4602
(312) 742-5328 (Fax)

Such addresses may be changed by notice to the other Party given in the same manner provided above. Any notice, demand or request sent pursuant to either clause (a) or (b) above shall be deemed received upon such personal service or dispatch. Any notice, demand or request sent pursuant to clause (c) above shall be deemed received on the day immediately following deposit with the overnight courier and any notices, demands or requests sent pursuant to clause (d) above shall be deemed received two business days following deposit in the mail.

8.14. Remedies Cumulative. The remedies of a Party hereunder are cumulative and the exercise of any one or more of the remedies provided for herein shall not be construed as a waiver of any other remedies of such Party unless specifically so provided herein.

8.15. Representatives. Immediately upon execution of this Agreement, the following individuals will represent the Parties as a primary contact in all matters under this Agreement.

For the City: Nelson Chueng
City of Chicago

Department of Zoning and Land Use Planning
City Hall, Room 1101
121 N. LaSalle Street
Chicago, Illinois 60602
(312) 744-1074
(312) 744-6550 (Fax)

For the Park District: Gia Biagi
Director of Planning and Development
Chicago Park District
541 North Fairbanks
Chicago, Illinois 60611
(312) 742-4682
(312) 742-5347 (Fax)

Each Party agrees to promptly notify the other Party of any change in its designated representative, which notice shall include the name, address, telephone number and fax number of the representative for such Party for the purpose hereof.

8.16. Severability. If any provision of this Agreement, or the application thereof, to any person, place or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect only if, after excluding the portion deemed to be unenforceable, the remaining terms shall provide for the consummation of the transactions contemplated hereby in substantially the same manner as originally set forth herein.

8.17. Survival of Agreements. Except as otherwise contemplated by this Agreement, all covenants and agreements of the Parties contained in this Agreement will survive the consummation of the transactions contemplated hereby.

8.18. Titles and Headings. Titles and headings to paragraphs contained in this Agreement are for convenience only and are not intended to limit, vary, define or expand the content of this Agreement.

8.19. Time. Time is of the essence in the performance of this Agreement.

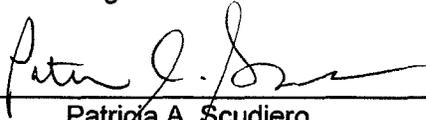
[The remainder of this page is intentionally blank.]

[Signatures appear on the following page.]

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, a municipal corporation,

By and through its Department of Zoning and
Land Use Planning

By: 

Patricia A. Scudiero
Commissioner

CHICAGO PARK DISTRICT, a body politic and
corporate

By: _____
Timothy J. Mitchell
General Superintendent and CEO

Attest: _____
Kantrice Ogletree
Secretary

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed and delivered as of the date first above written.

CITY OF CHICAGO, a municipal corporation,

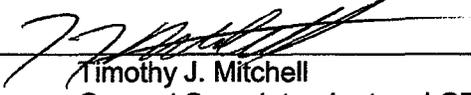
By and through its Department of Zoning and
Land Use Planning

By: _____

Patricia A. Scudiero
Commissioner

CHICAGO PARK DISTRICT, a body politic and
corporate

By: _____


Timothy J. Mitchell
General Superintendent and CEO

Attest: _____


Kantrice Ogletree
Secretary

Exhibit A

[Subject to Survey and Title Commitment]

Legal Description

General Location : 300 E. 31st St.

P.I.N.:
17-27-311-061-0000
17-27-311-062-0000
17-27-311-063-0000
17-27-312-025-0000
17-27-313-030-0000
17-27-319-030-0000
17-27-319-031-0000
17-27-320-045-0000
17-27-320-047-0000
17-27-320-048-0000
17-27-320-049-0000

Legal Description:

PARCEL 1:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 77 IN A.L. GANO AND OTHERS SUBDIVISION OF BLOCK 91 AND THE NORTH 1/2 OF BLOCK 96 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27 AFORESAID, SAID POINT BEING 5.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 77, THENCE S.89 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE AND ITS EASTERLY EXTENSION OF LOTS 77 TO 63 INCLUSIVE, IN A.L. GANO AND OTHERS SUBDIVISION AFORESAID, 403.11 FEET TO A POINT ON THE CENTER LINE OF SOUTH CALUMET AVENUE, AS PER SAID SUBDIVISION, THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST ALONG SAID CENTER LINE 631.715 FEET TO A POINT ON THE EASTERLY EXTENSION OF A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 108 TO 122 INCLUSIVE IN SAID SUBDIVISION, THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST ALONG SAID PARALLEL LINE 268.365 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF THE 20 FOOT ALLEY EAST OF AND ADJOINING LOTS 1 TO 8 INCLUSIVE IN A. B. SMITH'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 96 IN THE CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE AND ITS EXTENSION 177.525 FEET TO A POINT ON A LINE 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8 IN A.B. SMITH'S SUBDIVISION, AFORESAID, THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE 135.27 FEET TO A POINT 5.0 FEET EAST OF THE WEST LINE OF LOT 7 IN A. B. SMITH'S SUBDIVISION AFORESAID, THENCE NORTH TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 77 IN A. L. GANO AND OTHERS SUBDIVISION OF BLOCK 91 AND THE NORTH 1/2 OF BLOCK 96 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27 AFORESAID, SAID POINT BEING 5.0 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 77, THENCE SOUTH 809.067 FEET TO A POINT ON A LINE 33.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8 IN A.B. SMITH'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 96 IN THE CANAL TRUSTEES SUBDIVISION AFORESAID SAID POINT BEING 5.0 FEET EAST OF THE WEST LINE OF LOT 7 IN A.B. SMITH'S SUBDIVISION AFORESAID, THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE 38.0 FEET TO THE INTERSECTION WITH THE CENTER LINE OF SOUTH PRAIRIE AVENUE, THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG SAID CENTER LINE 809.05 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 77 AFORESAID, THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG SAID EXTENDED LINE 37.855 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF BLOCK 98 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, AFORESAID WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOTS 9 TO 16 INCLUSIVE IN THOMAS' SUBDIVISION OF THE EAST 1/2 OF BLOCK 98 IN CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST ALONG SAID WEST LINE AND ITS NORTHERLY EXTENSION 386.97 FEET TO A POINT ON THE NORTH LINE AND ITS EXTENSION OF THE SOUTH 34 FEET OF LOTS 9 AND 8 IN THOMAS' SUBDIVISION AFORESAID, THENCE SOUTH 89 DEGREES 53 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION 442.598 FEET TO A POINT ON THE WEST LINE OF LOT 3 IN ASSESSOR'S DIVISION OF LOTS 3 AND 4 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 97 IN CANAL TRUSTEES SUBDIVISION AFORESAID, SAID POINT BEING 34 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 34.0 FEET OF LOTS 1, 2 AND 3 OF SAID ASSESSOR'S DIVISION 188.018 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SAID ASSESSOR'S DIVISION, THENCE NORTH 00 DEGREES 01 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, AND ALONG THE CENTER LINE OF THE 20 FOOT ALLEY DEDICATED PER PLAT OF DIVISION OF THE NORTHWEST 1/4 OF BLOCK 97 IN CANAL TRUSTEES SUBDIVISION AFORESAID 241.857 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN SAID PLAT OF DIVISION, THENCE NORTH 89 DEGREES 48 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS EXTENSIONS 220.927 FEET TO A POINT ON THE CENTER LINE OF SOUTH PRAIRIE AVENUE, THENCE NORTH ALONG SAID CENTER LINE 112.146 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN SAID PLAT OF DIVISION, THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9 AND ITS EXTENSIONS 220.884 FEET TO A POINT ON THE CENTER LINE OF THE 20 FOOT ALLEY DEDICATED PER SAID PLAT OF DIVISION, THENCE NORTH 00 DEGREES 01 MINUTE 18 SECONDS WEST ALONG SAID CENTER LINE

AND ITS NORTHERLY EXTENSION 45.545 FEET TO A POINT ON THE CENTER LINE OF THE 25 FOOT EAST AND WEST ALLEY IN A.B. SMITH'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 96 IN THE CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST ALONG SAID CENTER LINE 47.59 FEET TO A POINT ON THE CENTER LINE OF THE 20 FOOT ALLEY EAST OF AND ADJOINING LOTS 1 TO 8 INCLUSIVE IN A.B. SMITH'S SUBDIVISION AFORESAID, THENCE NORTH 00 DEGREES 01 MINUTE 20 SECONDS WEST ALONG SAID CENTER LINE 20.50 FEET TO A POINT ON A LINE 33.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE AND SAID LINE EXTENDED OF LOT 8 IN A.B. SMITH'S SUBDIVISION AFORESAID, THENCE NORTH 89 DEGREES 48 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE 173.27 FEET TO A POINT ON THE CENTER LINE OF S. PRAIRIE AVENUE, THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS WEST ALONG SAID CENTER LINE 33.0 FEET TO A POINT ON THE NORTH LINE OF BLOCK 98 IN CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE NORTH 89 DEGREES 54 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID BLOCK, 409.345 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE 20 FOOT ALLEY DEDICATED PER PLAT OF DIVISION OF THE NORTHWEST 1/4 OF BLOCK 97 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, AFORESAID WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN SAID PLAT OF DIVISION, THENCE NORTH 89 DEGREES 48 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 AND ITS EXTENSIONS 220.927 FEET TO A POINT ON THE CENTER LINE OF SOUTH PRAIRIE AVENUE, THENCE NORTH ALONG SAID CENTER LINE 112.146 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN SAID PLAT OF DIVISION, THENCE SOUTH 89 DEGREES 48 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 9 AND ITS EXTENSIONS 220.884 FEET TO A POINT ON THE CENTER LINE OF THE 20 FOOT ALLEY DEDICATED PER SAID PLAT OF DIVISION, THENCE SOUTH 00 DEGREES 01 MINUTES 18 SECONDS EAST ALONG SAID CENTER LINE 112.153 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

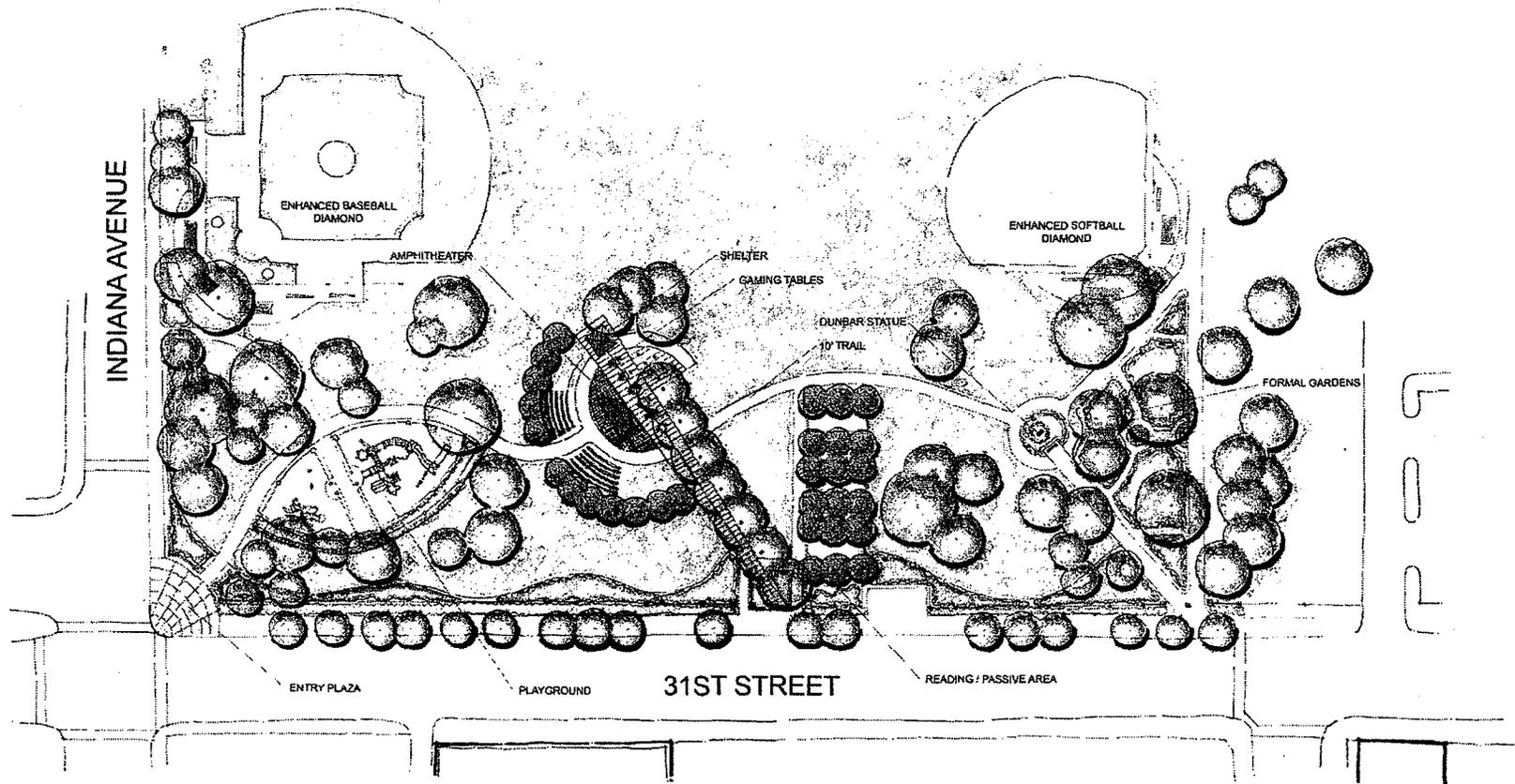
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF BLOCK 95 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27 AFORESAID WITH THE SOUTHERLY EXTENSION OF THE CENTER LINE OF SOUTH PRAIRIE AVENUE, THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG SAID CENTER LINE AND SAID EXTENSION 842.05 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 29TH STREET, THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS WEST ALONG SAID SOUTH LINE 409.425 FEET TO THE EAST LINE OF SOUTH INDIANA AVENUE, THENCE SOUTH 00 DEGREES 00 MINUTES 15 SECONDS WEST ALONG SAID EAST LINE AND ITS EXTENSION 842.17 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 95 IN THE CANAL TRUSTEES SUBDIVISION AFORESAID, THENCE

89 DEGREES 54 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE 409.34 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Exhibit B

Plans and Specifications

[To be attached at closing]



DUNBAR PARK
 Concept B
 April 13, 2009

Chicago, Illinois



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 Oak Brook, IL 60110
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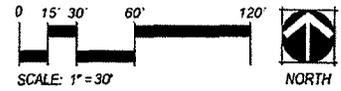


Exhibit C

**Project Budget /
TIF-Funded Improvements**

Project	Estimate
Landscape	\$ 250,000
Site Furnishings	\$ 500,000
Playground	\$ 550,000
Sitework	\$ 400,000
Ballfields	\$ 300,000
TOTAL	\$ 2,000,000

Sources

TIF Assistance: \$1,000,000
Chicago Park District: \$1,000,000

Park District

By: _____

Name

Title: _____

Subscribed and sworn before me this ____ day of _____, _____.

My commission expires: _____

Agreed and accepted:

Name

Title: _____

City of Chicago

Department of Zoning and Land Use Planning